

KFC®

\$1,650,000

6.30% CAP RATE

**1251 BANNING STREET
MARSHFIELD, MO 65706**



Absolute NNN Lease | Zero Landlord Responsibilities | High-Visibility Location Near Interstate 44
Positioned Within the Springfield MSA - Southwest Missouri's Primary Economic Hub | Stable, Long-Term
Investment with ±11.5 Years Remaining | Operated by Established KFC Franchisee with Over 170 Locations

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Activity ID: ZAH1050065

WHY INVEST?



High-Visibility Location Near Interstate 44 | Dense Retail Trade Area in the Springfield MSA

- **Prime Location along Banning St just off Interstate 44**, A Key Marshfield Corridor With Steady Commuter Traffic And Convenient Access For Both Local Residents And Highway Travelers
- **Freestanding KFC with Drive-Thru** on a Prominent Parcel, Strategically Positioned for **High Visibility and Convenient Access**
- **Located in Marshfield, Missouri within the Springfield MSA**, a Regional Economic Hub Supporting Retail Growth and Local Service Demand
- **Established Retail Corridor** with Nearby National Tenants Including **Walmart Supercenter, Dollar General, O'Reilly's, and ACE Hardware**
- **Strong Local Demographics** Supported by **Interstate 44 Traffic** and Consistent Demand from Marshfield Area Residents



Long-Term Absolute NNN Lease with Built-In Rent Growth and Zero Landlord Responsibilities

- **Absolute NNN Lease with ±11.5 Years Remaining**, Offering Passive, Management-Free Income with Zero Landlord Responsibilities
- **Long-Term Commitment with Four (4) Five-Year Renewal Options**, Extending the Potential Lease Term to **More Than 30 Years**
- **Scheduled 1% Annual Rent Increases**, Delivering Predictable and Growing Cash Flow Over Time
- **Absolute NNN Lease Structure** Ensures the Tenant is Responsible for All Expenses Including Taxes, Insurance, and Maintenance



Strong Franchisee | Global Brand Strength Resilient QSR Investment

- **Strong Franchisee Operator – Mitra Midwest, LLC**, Part Of The Mitra QSR Platform, A Large Multi-Unit KFC Franchisee Operating **More Than 170 Locations Across Multiple States**, Underscoring Their Scale, Operational Experience, And Continued Commitment To The Brand

- **Global QSR Powerhouse** – Founded In 1952, KFC Is A Flagship Brand Of Yum! Brands, Ranking As The World's Second-Largest Restaurant Chain By Sales With Over 30,000 Locations Across 150 Countries
- **Iconic Brand Recognition** – Famous For Colonel Sanders' "Original Recipe" Of 11 Secret Herbs And Spices And Its Signature Bucket Meals, KFC Continues To Be A Beloved And Enduring Part Of Global Food Culture



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 	1251 Banning Street Marshfield, MO 65706
Concept:	KFC	
Tenant:	Mitra Midwest, LLC	
Guarantor:	Mitra QSR KNE, LLC (120 Units)	
Price:	\$1,650,000	
Cap Rate:	6.30%	
NOI:	\$103,954	
Building Size (SF):	±6,048 SF	
Lot Size (AC):	±1.17 Acres	
Year Built:	2004	
Parking Spaces:	77	

LEASE TERMS

Lease Commencement:	7/7/2017
Lease Term Expiration:	7/31/2037
Term Remaining:	±11.5 Years
Lease Type:	Absolute
Landlord Responsibilities:	None
Monthly Rent:	\$8,663
Annual Base Rent:	\$103,954
Rental Increases:	1% Annually
Renewal Options:	Four 5-Years Options
Next Rental Increase:	8/1/2026
Assignment:	Landlord Consent Required

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$1,650,000

LISTING PRICE

6.30%

CAP RATE

±11.5 YRS

LEASE TERM

\$103,954

NOI

ABSOLUTE NET

LEASE TYPE

±6,048 SF

BUILDING SIZE





Pap-Paws
Dog Training Center

DODGE
RAM Jeep CHRYSLER

ACE
The helpful place.
HAMPTON
LAWS & GARDEN

EAGLE
Stop

Holiday Inn
Express

Home
Center

CAMIE'S
CAFE

Marshfield
Veterinary Service

Ford

KFC

Southern
BANK

H&R BLOCK FedEx bomgaars
SUBWAY Grub's Cafe
McDonald's Shell IRONWEB
FITNESS

FTS
HEATING
COOLING

GORDON'S
FISH & CHIPS

CHEVROLET

Dairy
Queen
TACO BELL

SONIC

Pizza
Hut

BURGER
KING

PriceCutter
KEEPING IT LOCAL SINCE 1907

DOLLAR
TREE Little Caesars

FASTDOC
URGENT CARE
LendNation
EAGLE
Stop

Walgreens

Wendy's

Central Bank

DOLLAR GENERAL

Walmart
Supercenter

SF Tricky Cakes
Coffin & Hodge

Young's Shopping Mall
CFCTNESS STEVENS
Klean Sweep Young Insurance

Domino's

DAYS
Floor
It's all in a day's work

O'Reilly
AUTO PARTS
PROFESSIONAL AUTO CARE

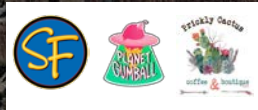
AutoZone

2025 DEMOGRAPHICS



- 3-mile
- 5-mile
- 10-mile





Young's Shopping Mall



2025 DEMOGRAPHICS



Population



9,659
13,523
23,491



Workforce



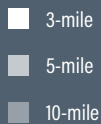
7,328
10,237
17,802



Avg. HH income

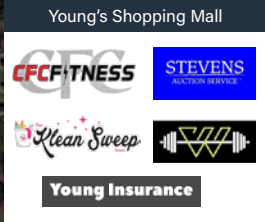
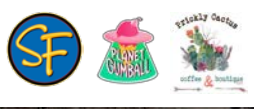
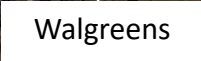


\$86,748
\$91,894
\$93,354

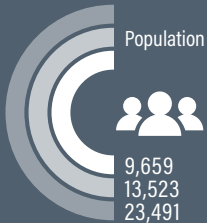


3-mile
5-mile
10-mile





2025 DEMOGRAPHICS



- 3-mile
- 5-mile
- 10-mile





Young's Shopping Mall

CFC FITNESS

STEVENS ACCOUNT SERVICE

Klean Sweep

Young Insurance

SF

Tricky Cactus

Walgreens

EAGLE Stop

AutoZone

Central Bank

Wendy's

SONIC

Pizza Hut

Dairy Queen

FASTDOC URGENT CARE

Domino's

Grilo's Cafe

BURGER KING

SUBWAY

McDonald's

LendNation

TACO BELL

IRONWEB FITNESS

Southern BANK

bomgaars

Holiday Inn Express

KFC

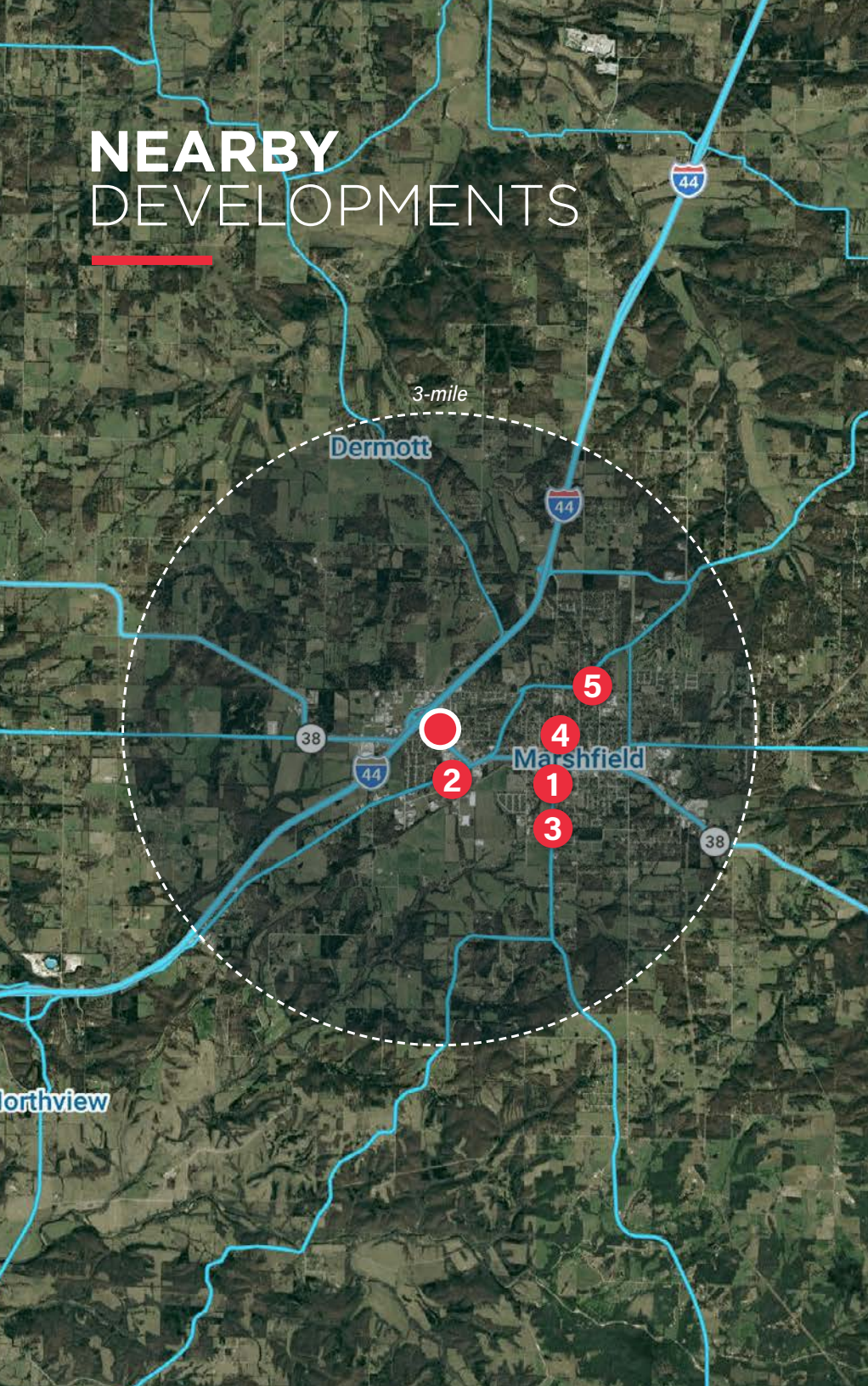
BANNING ST

44 FWY | ±42,222 VPD

SPUR DR | ±18,531 VPD

INTERSTATE 44

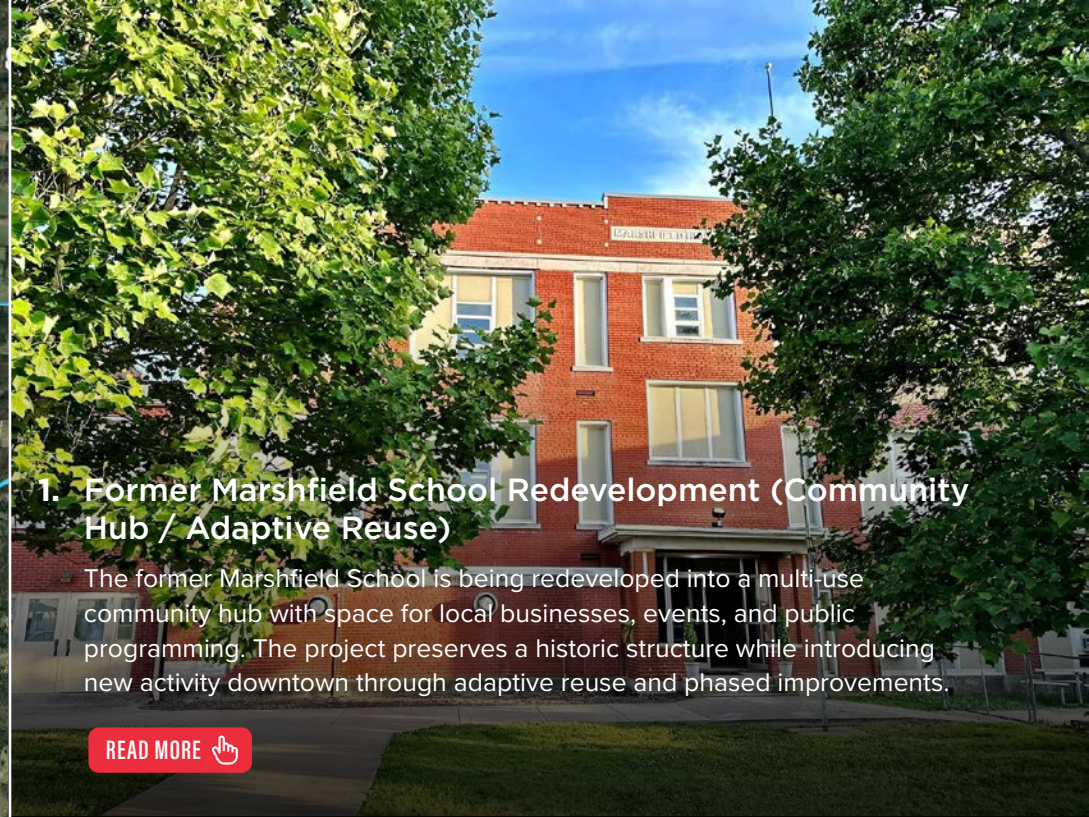
NEARBY DEVELOPMENTS



1. Former Marshfield School Redevelopment (Community Hub / Adaptive Reuse)

The former Marshfield School is being redeveloped into a multi-use community hub with space for local businesses, events, and public programming. The project preserves a historic structure while introducing new activity downtown through adaptive reuse and phased improvements.

[READ MORE](#)



3. Marshfield City Hall Remodel (Civic Facility Improvements)

The City of Marshfield completed a remodel of City Hall, updating interior spaces and improving functionality for municipal services. The project reflects ongoing improvements to local government facilities in and around the downtown core.

[READ MORE](#)

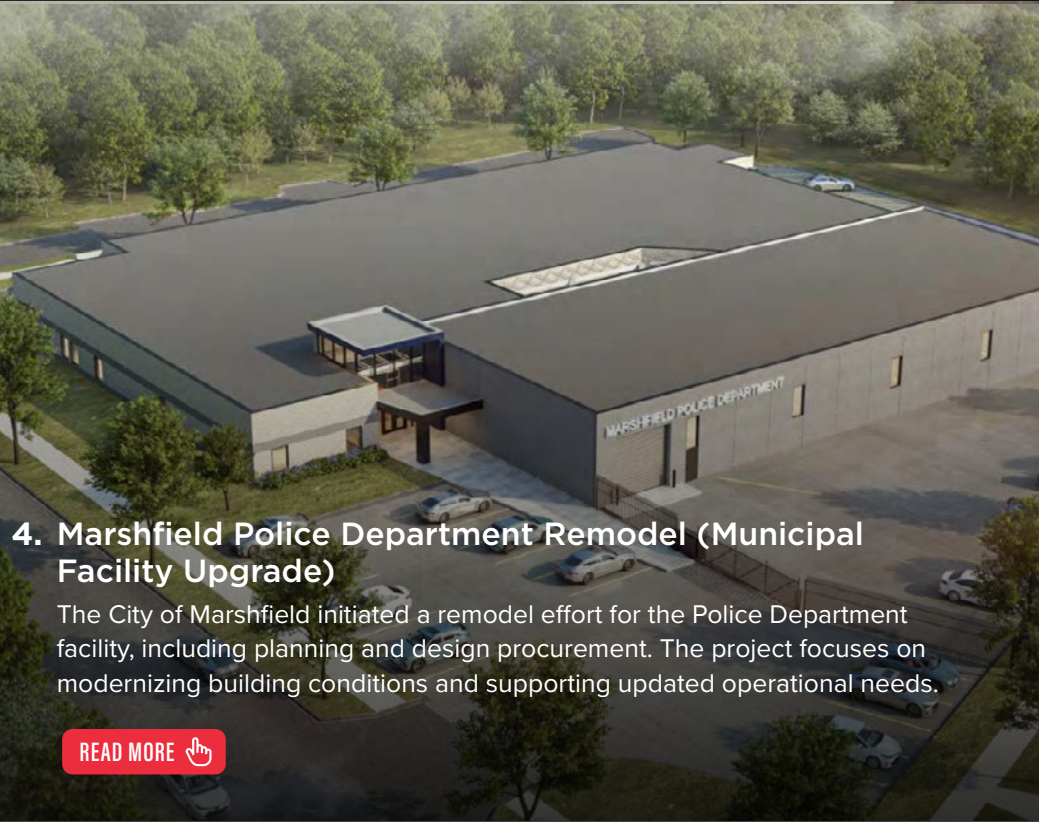


A photograph of a single-story, light-colored house with a covered front porch supported by white columns. To the right of the house is a large, arched sign for 'Jordan's Place' with a green tree logo and the address '450 Jordan's Circle'. The sign also features a small house icon, the text 'TTY: 000', and a wheelchair accessibility symbol.

2. Jordan's Place Housing Development (Affordable / Seniors & Adults with Disabilities)

Jordan's Place is a newly delivered affordable housing community serving seniors and adults with disabilities. The development expands local housing options with a purpose-built product designed to meet accessibility needs and support long-term residency in the Marshfield area.

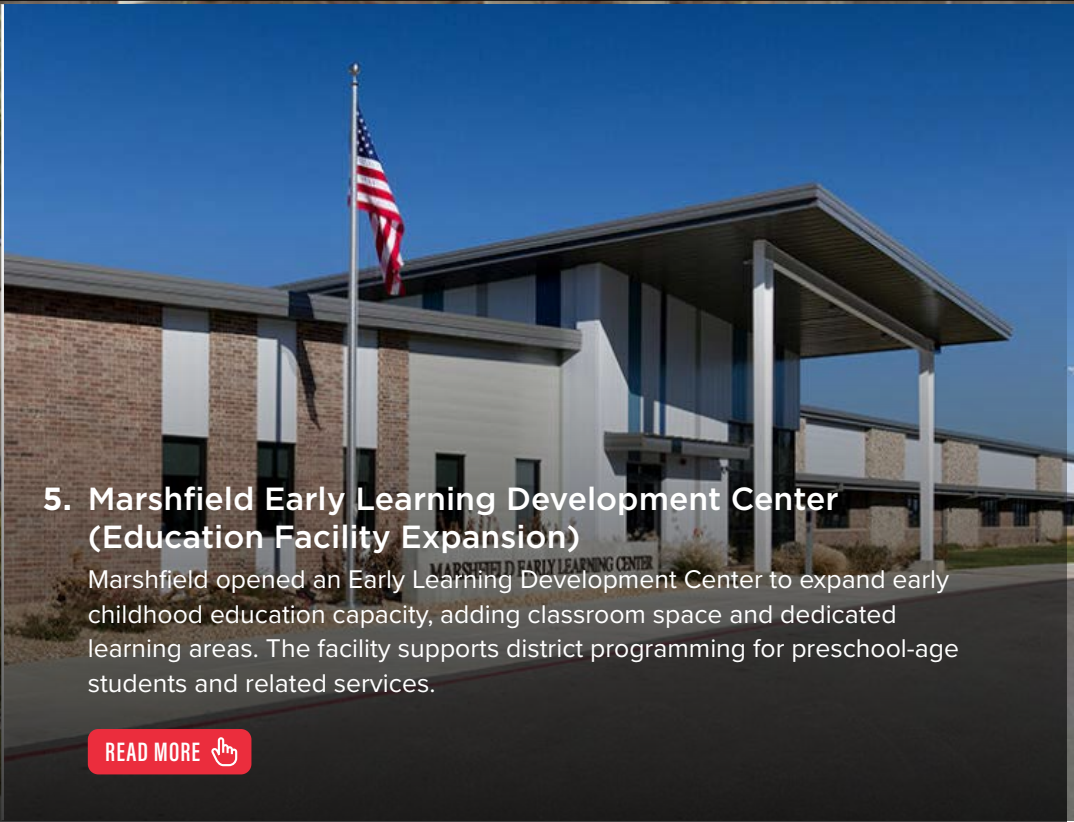
[READ MORE](#) 

An aerial photograph of a large, modern, single-story police station building with a dark roof and light-colored walls. The words 'MARSHFIELD POLICE DEPARTMENT' are visible on the side of the building. There is a parking lot with several cars in front of the building.

4. Marshfield Police Department Remodel (Municipal Facility Upgrade)

The City of Marshfield initiated a remodel effort for the Police Department facility, including planning and design procurement. The project focuses on modernizing building conditions and supporting updated operational needs.

[READ MORE](#) 

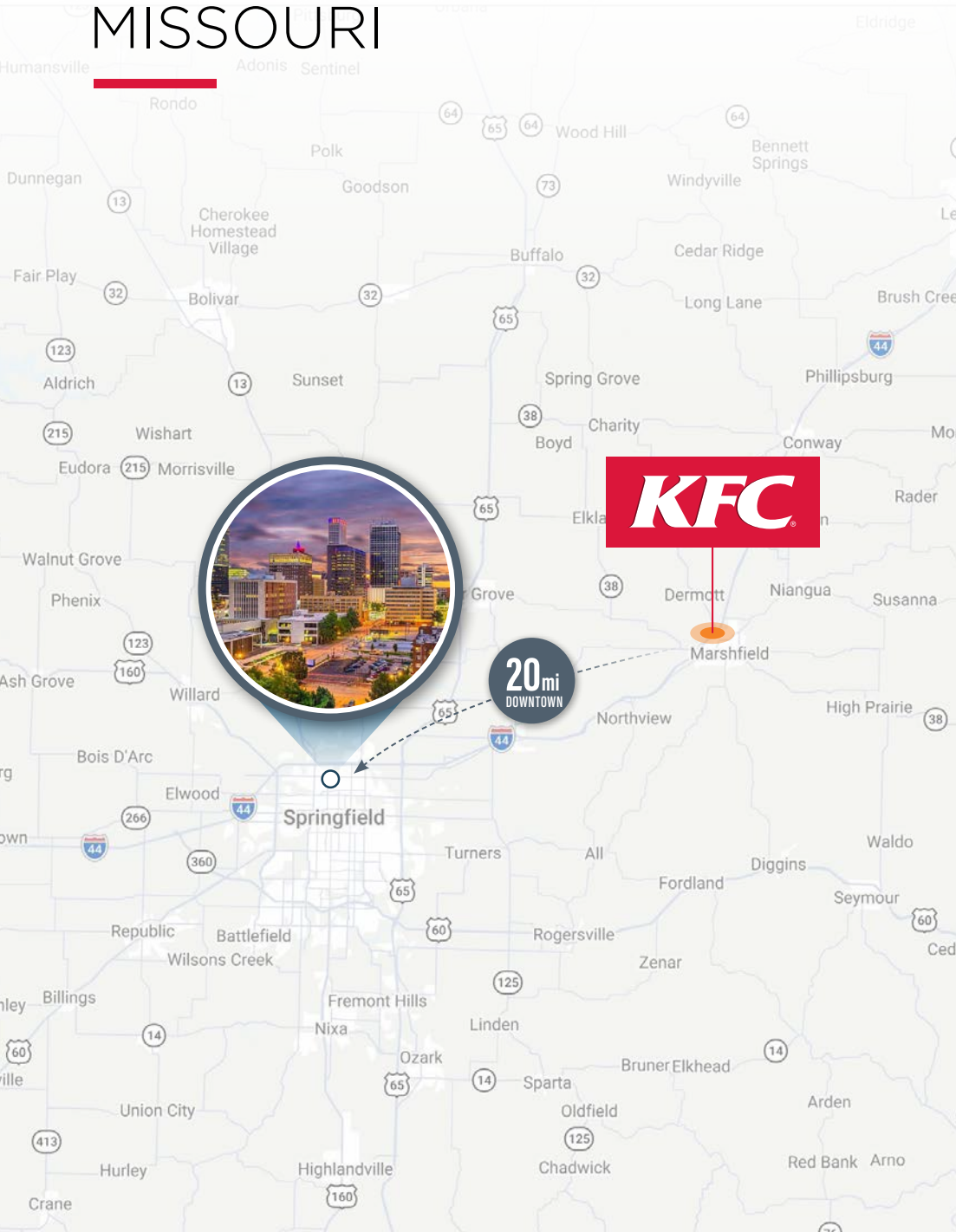
A photograph of a modern, two-story building with a mix of brick and light-colored siding. A large American flag flies on a tall pole in front of the building. The building has a covered entrance area supported by white columns.

5. Marshfield Early Learning Development Center (Education Facility Expansion)

Marshfield opened an Early Learning Development Center to expand early childhood education capacity, adding classroom space and dedicated learning areas. The facility supports district programming for preschool-age students and related services.

[READ MORE](#) 

SPRINGFIELD MISSOURI



The Springfield Metropolitan Statistical Area (MSA) is a major economic and cultural center in Southwest Missouri, with a population exceeding 480,000, making it one of the largest MSAs in the state. Historically supported by agriculture and regional trade, Springfield has developed into a diversified economy driven by healthcare, education, manufacturing, logistics, retail, and financial services. Major employers include CoxHealth, Mercy Hospital Springfield, Bass Pro Shops (headquartered in Springfield), and Missouri State University, contributing to a balanced employment base.

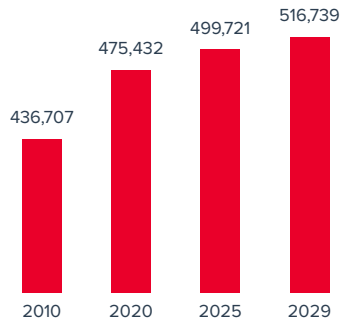
Strategically located along Interstate 44, U.S. Highway 65, and U.S. Highway 60, Springfield offers efficient connectivity to markets including Kansas City, St. Louis, Tulsa, and Northwest Arkansas. Continued investment in infrastructure and development, including downtown revitalization initiatives, the Jordan Valley Innovation Center, and expansion of healthcare and education campuses, has strengthened the region's economic momentum. With a relatively low cost of living and a growing business environment, Springfield continues to attract companies, entrepreneurs, and residents seeking long-term opportunity in the Midwest.



*No. 4 Best Affordable Places to Live in the U.S.
U.S. News & World Report, 2025*

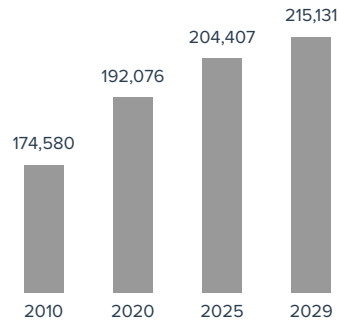
SPRINGFIELD MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2026, SPRINGFIELD



SPRINGFIELD MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2026, SPRINGFIELD



POPULATION	AVG. HH INCOME	DAYTIME POPULATION
499,721	\$91,876	316,971
<i>within MSA</i>	<i>within MSA</i>	<i>within MSA</i>

Culturally, Springfield offers a compelling mix of heritage and modern energy. Known as the gateway to the Ozarks and rich in regional history, the city is also home to the Wonders of Wildlife National Museum and Aquarium and the historic Gillioz Theatre, blending tradition with contemporary expression. Downtown Springfield, with its vibrant food scene, breweries, live music, and galleries, anchors the city's cultural identity. Annual events like Birthplace of Route 66 Festival and Artsfest draw thousands, further energizing the city's creative pulse.

LARGEST EMPLOYERS



Springfield also has a strong tradition of educational and athletic excellence. Missouri State University and Drury University are both respected institutions, contributing to local research and innovation. High school and collegiate sports, especially football and basketball, foster deep community engagement. The city is also home to the Springfield Cardinals, a Minor League Baseball team, and hosts major athletic events at venues like Hammons Field and Great Southern Bank Arena, reinforcing its standing as a well-rounded regional hub for business, arts, education, and sport.



Kentucky Fried Chicken

FAST COMPANY

2024 #14 WORLD'S MOST INNOVATIVE COMPANIES

Founded in 1952 by Colonel Harland Sanders, KFC® (Kentucky Fried Chicken) has grown into one of the most iconic and recognized quick-service restaurant brands in the world. Known for its Original Recipe® chicken, made with a proprietary blend of 11 herbs and spices, KFC has built a global reputation for flavor, consistency, and Southern-inspired hospitality. The brand's commitment to quality and tradition has made it a favorite across generations, offering menu staples such as crispy fried chicken, homestyle sides, chicken sandwiches, and famous bucket meals.

Today, KFC operates more than 30,000 restaurants in over 150 countries, making it one of the largest and most geographically diversified fast-food chains globally. The brand's ongoing menu innovation includes customer favorites like the Chicken Littles®, Pot Pies, Famous Bowls®, and Nashville Hot Chicken, while continuing to evolve through digital ordering platforms and third-party delivery integration.

As part of Yum! Brands, Inc. (NYSE: YUM), which also includes Taco Bell, Pizza Hut, and The Habit Burger Grill, KFC benefits from extensive operational resources, a strong global franchise network, and a forward-thinking strategy focused on growth and modernization. The company continues to invest in restaurant design upgrades, sustainability initiatives, and technology enhancements to improve the customer experience and drive long-term success. KFC's emphasis on innovation and franchise partnerships position it as a leading force in the quick-service restaurant industry—trusted by millions of customers worldwide.



2024 REVENUE

\$3.1B

LOCATIONS

30K+

EMPLOYEES

800K+

PARENT COMPANY

Yum!

IN THE NEWS



KFC-PARENT YUM BRANDS TOPS SAME-STORE SALES ESTIMATES - DINERS SEEK VALUE MEALS

June 06, 2026 | *CTV News*

Yum Brands beat fourth-quarter comparable sales estimates on Wednesday, driven by strong demand for affordable meal options at Taco Bell stores in the U.S., as well as strength in its KFC international business. Yum Brands' worldwide same-store sales rose three per cent for the quarter ended Dec. 31, compared with analysts' average estimate of a 2.74 per cent increase, according to data compiled by LSEG. KFC's worldwide same-store sales grew three per cent in the quarter, beating expectations...

KFC'S SAUCY BRAND PLANS DEBUT IN NORTHEAST FLORIDA IN MARCH AND APRIL

March 6, 2026 | *Daily Record*

Saucy, a concept backed by KFC Corp. that sells chicken tenders with sauces, is opening two Northeast Florida locations, both former PDQ restaurants, in March and April. The restaurant at 4816 Gate Parkway will be the first to open March 23, according to a March 6 news release. The Julington Creek restaurant opening will include free swag bags, a sauce bar tasting, live DJ, photo booth, interactive games and more. Saucy is operated by KFC Corp., a subsidiary of Yum! Brands...



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